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Countryside house for sale in Manche - VIRTUAL TOUR

Mortain , Manche , Normandy



€171,500

inc. of agency fees

3 Beds 1 Baths 97 sqm 0.54 ha

Renovated country house set in over an acre of land with outbuildings The property has been renovated by the present owner over the...

At a Glance

Reference	MFH-NORF01956	Near to	Mortain	Price	€171,500
Bed	3	Bath	1	Hab.Space	97 sqm
Land	0.54 ha	Pool	No	Land Tax	N/A

Property Description

Renovated country house set in over an acre of land with outbuildings

The property has been renovated by the present owner over the last 25 years and stands in a prominent position, set away from the nearest road, in a small hamlet. The huge attached workshop would be ideal for

an Artisan or for a car enthusiast. It could also be converted into additional accommodation or a gîte, subject to planning.

The property is situated near to the town of Mortain where you will find shops, schools, doctors' surgeries, supermarkets, etc. and local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns 35 minutes drive. Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 50 minutes for all resort facilities... pedaloos, canoe, football, fishing, pools with slides, snooker , entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. 25 mins to Bowling, sports centers and the 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 45 minutes. The nearest Ferry Port is at Caen (50 miles) and the nearest train station is at Vire (15 miles) from where you can take a fast train to Paris.

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ACCOMMODATION COMPRISES :

On the Ground Floor:

Entrance Hall 5.19 x 1.79m Partly glazed door to front elevation. Tiled floor. Stairs to first floor. Electrics.

Kitchen/Breakfast Room 5.23 x 3.03m Range of matching hand-crafted base units. Space for under-counter fridge. Space and plumbing for washing machine. Breakfast bar. Wood worktops and splashback. Sinks with mixer tap. Exposed stone wall. Fireplace with inset woodburner. Solid fuel Invicta Aga style cooker. 2 windows to front elevation with window seat and storage under. Tiled floor. Inset spotlights.

Lounge/Dining Room 5.97 x 3.75m Window to front and glazed double doors to rear elevations. Exposed stone wall. Stairs to first floor. Woodburner. Tiled floor.

On the First Floor (via stairs from Lounge):

Master Bedroom 5 x 3.75m Window to north and glazed double doors to west and "**Juliette**" balcony. Sloping ceiling. Wood flooring. Exposed "A" frame.

Cloakroom WC. Hand basin. Wood flooring.

On the First Floor (via stairs from entrance hall)

Landing Vekux window to rear elevation. Wood flooring. Cupboard housing hot water cylinder.

Bedroom 2 4.29 x 2.37m Wood flooring. Sloping ceiling. 2 Velux windows to west elevation. Hatch to loft. Heat vent from inset woodburner in the kitchen.

Bedroom 3 4.29 x 3.10m Window to front elevation. Wood flooring.

Bathroom 2.08 x 1.62m Bath with mixer tap/shower fitment, tiled surround and screen. Velux window to east elevation. WC. Vanity basin. Wood flooring. Heated electric towel rail. Extractor.

OUTSIDE :

Double metal gates lead to a gravel drive, parking and turning area. The garden is laid to lawn. Ornamental pond.

Attached Barn 13.06 x 12.62m At present used as a workshop. 5 doors to exterior. Concrete floor. Power and light. Mezzanine storage area.

Old Detached Stone House with attached barn overall measurement 25.00 x 4.36m.

Barn 6.75 x 5.00m Constructed of block and stone under a tiled roof. Stable door to south and opening to west elevations. Part concrete floor.

Large concrete hardstanding area.

2nd Old Stone and Cob House 6.11 x 4.00m Door and window to front elevation. Fireplace. Underground 3-phase electric cable to building. **Lean-to to the rear** 6.75 x 3.50m 2 pedestrian doors. Attached Open-Fronted Store.

Small Detached Cob Shed.

Separate Detached Wooden Storage Shed 4.66 x 3.59m Concrete floor.

ADDITIONAL INFORMATION :

Mains water, and three phase electricity are connected. Drainage is to an all water septic tank installed in 2001. Fibre optic internet available (not currently connected). Double glazed windows. Heating is provided by 2 woodburners which are vented into the first floor bedrooms. Well water for outside use.

FINANCIAL DETAILS :

Taxes Foncières : 1 200€ per annum

Taxe d'habitation : € per annum

Asking price : 171,500€ including Agency fees of 11,500€. In addition the buyer will pay the Notaire's fee of 13,000€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 1 314€ and 1 778€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 20/02/2025)

SIF – 001956

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€171,500

Key Information

Internal Area:	97 sqm
Land Area:	0.54 ha

Location: Normandy



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C. BAUER – Sunday Times

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